

September 16, 2013

Minutes of the **Planning and Zoning meeting with Public Hearing** conducted on September 4, 2013 in the courthouse, Florence County, WI.

Chairperson Bomberg called the meeting to order at 7:00 P.M. and took roll call.

Members present: Supervisors' Jeanette Bomberg, Sherry Johnson, Holly Stratton

Members absent: Ron Erickson, Gary Steber was excused

Others present: Tim Bomberg, Paul Lundy, Glen Johnson, Kathy Johnson, Joe Buchanan, Rich Wolosyn, Trish Kelly

Chairperson Bomberg asked for a motion to approve the agenda, **motion by Supervisor Johnson to approve the agenda, second by Supervisor Stratton vote three (3) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg asked for a motion on the minutes of the meeting and public hearing conducted on August 7, 2013. **Motion by Supervisor Stratton to approve the minutes of the meeting and public hearing conducted on August 7, 2013, second by Supervisor Johnson, vote three (3) ayes, zero (0) nays, motion carried.**

There were no persons wishing to address the committee on other zoning related concerns.

The current bills were reviewed as presented and recommended to the Audit and Budget Committee for approval. **Motion by Supervisor Johnson to approve the bills and recommend to Audit and Budget for approval, second by Supervisor Stratton, vote three (3) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg announced *Public Hearing 2013-ZA-4*, on the proposed amendment, Amending Chapter 10, Subchapter 1: Florence County Zoning Ordinance, By Which the County Board will amend the existing County Zoning Ordinance, Section 17.0 Definitions of Words or Phrases, by adding Transient Occupancy and Transient Rental and Section 3.45 O-L Single-Family Overlay District, J. (11) (12) (13) and (14), adding NOTE: TRANSIENT RENTING IS NOT PERMITTED IN THIS AREA.

Correspondence was read from Steven C. Garbowicz, Corporation Counsel, who reviewed the modification to the Single-Family Home Overlay District and stated in his letter the proposed changes looked satisfactory to him.

Correspondence was also read from Joseph Buchanan, a resident of Spread Eagle, who sent an e-mail requesting a copy of the proposed ordinance and stated he would like to speak out in favor of the proposed ordinance at the public hearing.

Wolosyn informed the committee this amendment comes from a complaint filed in the Spread Eagle Chain of Lakes area. This is one of four areas covered under an ordinance from 1986 that was adopted by the Town of Florence and the County Board, in that there was a desire not to have short term daily rentals around the Spread Eagle area lakes. When our office followed up on the complaint we found an individual who was advertising a Vacation Rental By Owner site, on the website. After review, an order of notification was issued to the owner that this type of activity was not permitted in this area. An attorney had contacted the office and said the order was going to be challenged.

The ordinance was then sent to Steve Garbowicz, Corporation Counsel for review and he felt the ordinance was not strong enough in clarification. When the County Board adopted the ordinance, there was no adopting authority listed to enforce it. The proposed changes include the definitions which now define transient occupancy and transient rentals and also cover the areas in the 1986 ordinance. This is a step to firm up the ordinance and be able to have enforcement in the areas that were of concern as far back as 1986, in the Spread Eagle area.

Joe Buchanan, Paul Lundy and Glen Johnson residents of the Spread Eagle area spoke in favor of the ordinance saying they don't need that kind of traffic coming through and disrupting the neighbors.

Supervisor Stratton felt this is great we can have it this way however, she felt a creative person may say the ordinance states 30 days or less, and decide to rent for two months or lease to someone for the whole summer. Wolosyn responded that in 1986 when the ordinance was passed, the minutes did not reflect concern for long term renting. If someone is to rent for more than 30 days, they are starting to take ownership of that area for a long period of time. There were residents that spoke out back then, that were concerned if they wanted to rent their home for a longer period of time, they could. **Motion by Supervisor Stratton to approve proposed Zoning Amendment 2013-ZA-4 and forward to full County Board for final approval, second by Supervisor Johnson, vote three (3) ayes, zero (0) nays, motion carried.**

Discussion/action regarding the proposed Zoning, Non-Metallic Mining, and Road Naming and Addressing budgets for the year 2014. The committee reviewed the proposed budgets. Wolosyn explained the postage in zoning is proposed to increase by \$200. Also, the web part of the maintenance septic program which was originally reported to cost \$3,490 is now estimated at \$2,000. This program being proposed should generate some revenue to offset that increase. So, the actual proposed budget is nearly zero. The Road Naming and Addressing program is under control. That proposed budget will be reduced down to \$1,525 which represents a \$2,040 reduction for 2014. The Non-Metallic Mining budget will remain the same as last year, no increase, no decrease, the program is supposed to pay for itself and he believes there is enough to do so. **Motion by Supervisor Johnson to send the proposed Zoning, Non-Metallic Mining, and Road Naming and Addressing budgets to Audit and Budget committee for final approval, second by Supervisor Stratton, vote three (3) ayes, zero (0) nays, motion carried.**

Discussion/action regarding updates to the Florence County Emergency Services Atlas. Currently Tim Bomberg is working in the Town of Fence with the GPS of the structures. There is still the Towns' of Long Lake and Tipler left to do. By the end of September, hopefully all the structures are located. After that there will be some additional cleanup computer work. By the end of the year we will have a presentation for the committee.

Discussion/action regarding Road Naming and Addressing in Florence County. Wolosyn noted what Tim Bomberg has reported on in the field, he has made some changes, other than that, nothing new to report.

Under committee reports. Supervisor Stratton asked how the building permits are doing. Wolosyn noted building permits have been down for a few years now, however, there is still growth. The last two weeks the office has been hit hard with permits, so it is sporadic this year.

Under administrator reports. Wolosyn noted there is three conditional use permits scheduled for next month.

Motion made by Supervisor Johnson to adjourn, second by Supervisor Stratton, vote three (3) ayes, zero (0) nays, motion carried.

Respectfully submitted,

Rich Wolosyn
Zoning Administrator

RW/tk